

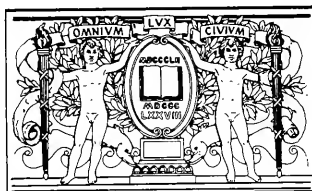
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GOVERNMENT CENTER/MARKETS DISTRICT PLAN
LIST OF COMMUNITY BRIEFINGS

Meeting
Date

Organization

Persons Attending

Capacity Participating

11/9

Boston Preservation
Alliance

Susan Park
Toni Pollack

President
Executive Director

Beacon Hill Civic Assoc.

Jim Mahoney
Patrick Hickox
Fran Burke

Executive Director
Member
Beacon Hill Resident

Downtown North Assoc.

Bob O'Brien

Executive Director

11/13

Boston Landmarks
Commission Staff

Judy McDonough
Michael Cannizzo

Executive Director
Staff Architect

Boston Landmarks
Commission

Commission Members

Commission Members

11/26

Artery Business
Committee

Thomas Nally
Martha Lampkin
Rebecca Barnes

Planning Director
Member, Design & Engineering Subcommittee

11/27

BCDC Subcommittee

Nancy Coolidge
Robert Rhault
Karen Alschuler
Donald Stull

Commission Member
Commission Member
Commission Member
Commission Member

12/4

Boston Landmarks
Commission

Commission Members
Carol Huggins

Commission Members
Director, Survey and Planning

BCDC Full Committee

Commission Members
BCDC Staff Person

NT2/11.LST

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GOVERNMENT CENTER/MARKETS DISTRICT PLAN
LIST OF COMMUNITY BRIEFINGS
PAGE 2

12/6	Chamber of Commerce	Bob Monahan	Director of Legal and Legislative Affairs
	Downtown North Assoc.	Bob O'Brien Peter Steffian	Executive Director President
	Boston Preservation Alliance	Susan Park	President
	Beacon Hill Civic Assoc.	Jim Mahoney	Executive Director
12/11	Boston Landmarks Commission	Commission Members Carol Huggins	Commission Members Director, Survey and Planning
12/13	North End/Waterfront Council	Joanne Prevost-Anzalone	President
12/19	Beacon Hill Civic Assoc.	Jay Lupica Jim Mahoney Bob Rizzo	President Executive Director Member
12/26	Beacon Hill Civic Assoc.	Jay Lupica Jim Mahoney Bob Rizzo	President Executive Director Member

GOVERNMENT CENTER ISSUES AND RESOLUTIONS

Community
Group

Beacon Hill Civic Assoc.

Issue Raised

Height and FAR of 125/8 between Saltonstall and McCormack buildings is excessive. Should be a plaza or arcade.

Area in front of Saltonstall should be permitted height of no more than two stories to retain open space and light for community.

Hurley building site zoning of 400 Feet/FAR 11 is excessive; zoning should specify streetwall height.

Downtown North Assoc.

Reference deleted.

Boston Landmarks Commission

Required design review for projects in that area which also falls within the Beacon Hill Architectural District is redundant. Requests language be inserted into zoning amendment clarifying jurisdiction.

Requested language inserted into the zoning amendment.

Resolution

Area changed to open space and urban plaza

Area changed to a Protection Area with height of 55 feet/FAR 3.

Zoning allows for dimensions of 40 feet/FAR 8 with specific requirements for streetwall height setback, and maximum floorplate size. Any building element over 9 feet in height on Merrimac Street must be set back 130 feet from the streetwall.

GOVERNMENT CENTER ISSUES AND RESOLUTIONS
PAGE 2

<u>Community</u>	<u>Issues Raised</u>	<u>Resolution</u>
Boston Landmarks Commission	With respect to the Blackstone Block, language affirming BLC as special review panel and the 1985 Standards and Criteria for development in the Blackstone Block should be referenced.	Language referenced in Plan.
Councilor Thomas Menino	No concerns expressed.	
Boston Preservation Alliance	No concerns expressed.	
Mayor's Office Ed Burke,	No concerns expressed.	
Chamber of Commerce	No concerns expressed.	
Boston Civic Design Commission	No concerns expressed.	

NT2/09.LST



THOMAS M. MENINO
BOSTON CITY COUNCIL

Committee Chairman:
Ways and Means
Community Investment
and Banking
Arts and Humanities

Stephen Coyle, Director
Boston Redevelopment Authority
City of Boston
Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Coyle,

I am writing to express my strong support of the 'Government Center Markets District Plan' as presented before the Boston Redevelopment Authority today, December 20, 1990. The plan is impressive in that it positively addresses four major issues: protecting the historic flavor of the district; enhancing the public realm; demonstrating sensitivity to complimentary development; and providing for improved pedestrian access.

The Government Center area is a district rich in resources. The Plan recognizes the importance of refining and building on these resources and does not, as was done in years past, disregard historic landmarks. I urge you to ensure the future of Government Center and to accept the 'Government Center Markets District Plan'.

Sincerely,


Thomas M. Menino

BOSTON PRESERVATION ALLIANCE

December 19, 1990

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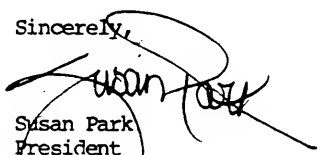
Mr. Clarence Jones, Chairman
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Mr. Chairman and Board Members:

The Boston Preservation Alliance supports the Government
Center/Market Districts Zoning Plan before you.

The completion of the zoning for this area is appropriate and
timely to insure the preservation of the important historic and
architecturally significant buildings, streets and squares contained
within the area.

Sincerely,



Susan Park
President



Greater Boston
Chamber of Commerce
600 Atlantic Avenue
Boston, MA 02210-2200
(617) 227-4500

December 20, 1990

Mr. Clarence J. Jones
Chairman
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Jones:

On behalf of the Greater Boston Chamber of Commerce, representing more than 2500 member companies, a vast majority of whom do business in the City of Boston, I wholeheartedly support and endorse the well thought out, long term Government Center District Plan and proposed zoning regulation.

It is important to note that the Plan in no way envisions further large-scale development, with the exception of the New Chardon Street Site. But rather, in-fill development with a keen eye towards pedestrian accessibility, mini-park construction, development of visual links between Faneuil Hall and the Waterfront and lastly - Central Artery Air-Rights parks sensitively interspersed with small-scale development.

The Chamber fully concurs with these efforts to complete, if you will, the task begun with the City's 1963 Urban Renewal Plan for Government Center - a plan designed to stimulate the economic revitalization of Boston and New England region with an infusion of public investment. The Plan has, to a great degree, achieved its objectives. It is time to nurture and foster the original Plan with amenities which will create safer and more attractive pedestrian movement.

The Greater Boston Chamber of Commerce urges your approval of the Government Center District Plan.

Sincerely,

Robert M. Monahan, Director
Legislative Affairs
Community Development

c.c. Members Boston Redevelopment Authority
Stephen Coyle, Director



December 20, 1990

Mr. Clarence Jones, Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, MA

Dear Chairman Jones and Members of the Board:

Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

The Boston Landmarks Commission has had the opportunity to review the Government Center/Markets Plan. It was the sense of the Commission that the zoning plan is well-conceived and responds well to the character of this important historic area. The Landmarks Commission is pleased to see that the BRA has added a 125' protection area along State Street.

The major concern of the Landmarks Commission is the area within the Historic Beacon Hill District. Review of exterior alterations are performed by the Beacon Hill Commission. Additional review as a Protection Area is redundant and could cause conflicts of jurisdiction. The Commission recommends that language similar to that contained in the Huntington Ave/Prudential Center District Zoning should be inserted. That language states that the Protection Area review

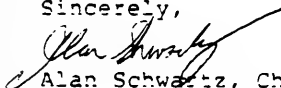
"shall not apply to any area subject to the jurisdiction of any [existing or] future architectural board or commission with design review authority and established pursuant to a general or specific law of the Commonwealth of Massachusetts."

The Commission is also concerned that the cooperation agreement between the BRA and the Boston Landmarks Commission (dated December, 1982) is not reflected in the zoning plan. The agreement states in part that the Landmarks Commission will serve as "the special review panel" in that area. Standards and Criteria have been created to assist the Landmarks Commission and the BRA in their review of maintenance, rehabilitation, alterations, additions, new construction and demolition.

The Landmarks Commission voted to give conceptual approval to the Government Center/Markets Plan, but strongly recommends that the BRA staff consult with the Landmarks Commission staff to work out these design review issues. The Commission also reserves the right to comment on the Central Artery underlying zoning and requests the opportunity to discuss the impact of additional design review responsibilities on Landmarks Commission staff.

Thank you for the opportunity to comment.

Sincerely,


Alan Schwartz, Chairman
Boston Landmarks Commission

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Peter Elliot & Company

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PETER STEFFIAN
SBA Steffian Bradley Associates

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RICHARD WILSON
Bay State Financial Services

EXECUTIVE DIRECTOR

ROBERT B. O'BRIEN
TEL 723-6730
FAX 723-0930

December 31, 1990

Clarence Jones, Chairman
Boston Redevelopment Authority
City Hall
Boston, MA 02201

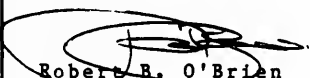
Dear Chairman Jones,

In our letter to you of December 20th, DNA President Peter Steffian expressed general support for the proposed zoning and development plan for Government Center and the Markets District which was the subject of a BRA public hearing on that date. We noted, however, some concern that reference in the plan to the development guidelines for Parcel 1 which were formulated by an advisory committee some years ago might be understood -- or, more properly, misunderstood -- as BRA endorsement of those development guidelines.

We have since been informed by BRA staff that the Government Center and Markets District development plan will exclude any reference to these advisory committee guidelines in order to avoid any such misunderstanding. The Association would support this revision in the interest of both clarity and flexibility of future planning and development options.

Thank you for your attention to this matter.

Sincerely yours,


Robert B. O'Brien
Executive Director

cc: Stephen Coyle, BRA Director
Peter Steffian, DNA President
DNA Directors & Members

DOWNTOWN NORTH ASSOCIATION, INC.

BOSTON, MASSACHUSETTS 02114

OFFICERS

December 20, 1990

Clarence J. Jones, Chairman
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Chairman Jones,

The Downtown North Association wishes to be recorded in favor of the permanent zoning proposed for the Government Center and Markets District and in general support of the planning principles and development priorities reflected in the associated development plan for the area.

The Downtown North Association represents a coalition of commercial, professional, residential and development interests in the North Station, Bulfinch Triangle, Charles River Park and Charles River Waterfront sections of Boston. Our current membership of over 100 community organizations and institutions includes virtually all of the major businesses, property owners and taxpayers in our area.

Downtown North also includes a portion of Government Center and is directly affected by the development of this district and others which border our area. It is particularly with regard to these plans that the Association would commend:

- * The need for completion of a redevelopment plan for the State Services Center on New Chardon Street -- otherwise known as Parcel 1. We endorse the zoning guidelines proposed for this parcel both with respect to height, density and compatibility with the adjacent Bulfinch Triangle and with regard to enhancement of public amenities within and around this site.

With respect to the issue of use, we also endorse the broad range of uses which will be allowed by the proposed zoning for the vacant land of Parcel 1. On this matter, we would note that the associated Government Center Plan references at one point development guidelines prepared some years ago by an advisory committee convened by the State Division of Capital Planning. These guidelines were formulated prior to significant progress on a number of other major projects in the area -- e.g. the Central Artery Project, the New Boston Garden Development, One Congress Street, Lowell Square -- and clearly in advance of alternative public development plans now under serious consideration -- e.g. the siting of the new federal courthouse or possibly a new state courthouse. These development options are consistent with the existing and intended government character of this complex and are

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NWA Steffan Bradley Associates

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TEL. 723-6730
FAX 723-0910

opportunities of great interest and support among the Members of the Downtown North Association. Since they would be effectively precluded by implementation of the now-dated DCPO advisory committee guidelines, DNA would oppose substantively incorporating those guidelines into the current plan, either directly or indirectly -- and we presume that this is not the intent of the Authority.

- * The Association supports the planned development of the air-rights over the proposed artery ramps at the base of New Chardon Street known as Parcel 6. This is a critical transition point between the North End and Downtown North which affects pedestrian accessibility and development potential in both neighborhoods. The creative use of this space for a community facility or some other public amenity will substantially enhance the area and mitigate the otherwise seriously negative effects of the ramps on this important perimeter of the Bulfinch Triangle.

With respect to larger planning and zoning issues addressed in the Government Center and Markets District Plan:

- * The Association generally endorses plans for redevelopment of the Central Artery as a whole as reflected in the BRA Central Artery District Plan. The Association has already commented on this matter at the relevant public hearing of December 13, 1990; and that testimony and a letter of that date is incorporated herein by reference.
- * We also support plans for enhancement of the public realm beyond Downtown North, with particular reference to plans for Pemberton Square, Cambridge Street and City Hall Plaza.

The Downtown North Association, therefore, urges the BRA Board of Directors to approve the zoning and development plan for Government Center and the Markets District as proposed, with a clear view to its timely implementation in continuing consultation with community interests in Downtown North and elsewhere in the district.

Sincerely yours,



Peter Steffian
DNA President

cc: Stephen Coyle, BRA Director
DNA Directors & Members

BEACON HILL CIVIC ASSOCIATION, INC.

74 JOY STREET

BOSTON, MASSACHUSETTS 02114

227-1922

December 20, 1990

Stephen Coyle, Director
Boston Redevelopment Authority
City Hall, 9th Floor
Boston, MA 02201

RE: The Government Center/Markets District Plan/Discussion Draft

Dear Mr. Coyle:

This letter is sent as the initial position of the Beacon Hill Civic Association (BHCA) regarding the proposed Government Center Plan submitted to the BHCA for review and comment on December 14, 1990, and expected to be submitted to the BRA Board on Thursday, December 20, 1990. We would like to thank the BRA staff for presenting the proposed Government Center Plan to the Board of Directors and the hard work that obviously went into the planning stages.

The Beacon Hill Civic Association generally supports the concept and intent of the Government Center Plan. There are several areas where we believe further modification is needed as outlined below. We should also point out that at present, the full Board of Directors of the Association have not had an opportunity to adequately review the proposed plan prior to the first BRA Board meeting on this subject. We understand that a further public review and comment period will be available for the Association and the general public to fully digest the proposed plan and to make cogent recommendations to the BRA Board.

Initially, we make the following comments on the proposed plan:

1. The Plan proposes that the plaza between the Saltonstall and the McCormack State office buildings be zoned for additional building of up to 125 feet in height and an FAR of 8. The Beacon Hill Civic Association believes that this proposal is excessive and will detrimentally impact the Beacon Hill neighborhood without any compensating benefit. It seems more appropriate to retain this plaza in some fashion and make it more usable for both the workers in the two buildings and the neighborhood. The BRA should explore the concept of an enclosed arcade or atrium of no more than two stories in height for this location. The BHCA opposes any in-fill of this location otherwise.

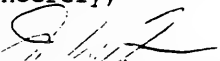
- 2 Likewise, the BHCA is concerned about the designation of the area immediately in front of the Saltonstall building. Specifically, the BHCA opposes the allowance of a building or structure in that location which is in excess of two stories. While the BHCA recognizes the intent of the BRA in establishing a solid streetfront along Cambridge Street, this plaza provides open space and light to many residents of Beacon Hill and should be maintained in substance.
3. The proposed Plan also shows the current site at the Hurley Building/Lindemann Center to be a PDA with an FAR of 11. Given the significant size of this site, a building of the size contemplated could dwarf the surrounding Bullfinch area. The BHCA recognizes that the Plan requires the streetfront buildings should be no more than 65 feet in height. However, the Zoning map as currently proposed does not provide for that element. THE BHCA believes that more information is necessary on this parcel before an informed opinion can be rendered.

Lastly, we have only recently received (December 19) the Proposed Text Amendment to the Zoning Code. This document is lengthy and requires further analysis by the BHCA. The BHCA will make further comment and recommendations to the BRA after review of the Text Amendment.

We appreciate the opportunity to be part of the planning process for Government Center. We welcome the opportunity to continue to participate and provide insight to the BRA Board for this important and valuable area.

Thank you for your consideration.

Sincerely,


Jay A. Lupica,
Chairman of the Board
JAL/nv
ltr/121990.810

Date: _____

Decision of the Boston Civic Design Commission to advise to the Mayor and/or Boston Redevelopment Authority (BRA) by a vote of the Commission on the review of

Proposal: The Government Center Plan

Subject to the terms of the Boston Zoning Code Article 28:

Address: Boston Proper

The Schematic Design Submission of a development proposal, District Plan or Design Guideline or other matters in the following respect does adhere to the goals of the BCDC as stated in the Sections Preamble 28-1, Purpose 28-2, and Recommendation 28-14 of Article 28 of the Boston Zoning Code.

Presenter: Boston Redevelopment Authority

Their formal submission of Schematic Design materials as required by the BRA and as briefly restated in their executive summary and/or other materials requested by the Commission for its review are made a part of this record.

In conformity with Article 28, Boston Zoning Code, the Commission mailed reasonable notice of the public hearing to the presenter, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD, date November 29, 1990

The Commission has reviewed all the submitted material and after hearing all the facts and evidence presented at the public hearing held on Tuesday, 12/4 and rediscussed _____ and in accordance with notice and advertisement of aforementioned, and at which hearing all parties wishing to state their opinions did speak, the Commission finds as follows:

Staff Summary: _____

Commission Motion:

 X

Approval

Disapproval - (Requires 2/3 vote of
Commission)
Need for Design Modification
Table for Further Review by Subcommittee

Government Center

Amendments:

Commission present and Voting: # 9 (quorum 7)

Vote taken: For 9 Against: 0

Chair signature 

Vice Chair signature

Staff signature

The foregoing Schematic Design Submission of a development proposal, District Plan or Design Guideline was presented to the Boston Civic Design Commission on 12/4/90 and was signed by the BCDC on _____ in accordance with Article 28, Sections 13-16 of the Boston Zoning Code.

Date: _____**Decision of the Boston Civic Design Commission to Review****Proposal:** The Government Center Plan**Subject to the terms of the Boston Zoning Code Article 28:****Address:** Boston Proper

The Schematic Design Submission of a development proposal, District Plan or Design Guideline or other matters in the following respect does adhere to the goals of the BCDC as stated in the Sections Preamble 28-1, and Definition 28-4, of Article 28 of the Boston Zoning Code.

Presenter: Boston Redevelopment Authority

Their formal submission of Schematic Design materials as required by the BRA and as briefly restated in their executive summary and/or other materials requested by the Commission for its review are made a part of this record.

The Commission, Staff and/or Subcommittee has reviewed all the submitted material and after reviewing all the evidence in accordance with Article 28 of the Boston Zoning Code and the Commission By-Laws, find as follows:

Staff Summary and/or Subcommittee Summary: (Review)

- A. "Large-Scale Development Projects" gross floor area + 100,000 Sq. Ft.
- B. "Projects of Special Significance" required a majority vote by the Design Commission to be considered of special urban design significance to the City of Boston.
- C. Civic Project - open space/public monument, cultural center.
- ☒ D. District Design Guideline/Guideline for Development of a specific area of Boston.

Staff Recommendation and/or Subcommittee Recommendation: To accept and review the Development Proposal and/or table to Subcommittee on Concept or Guideline Review.

Commission Motion: To accept the Government Center plan in terms of those areas not covered by the Central Artery overlay and recommends post-consultation with the Commission and sub-committee for approval on individual improvements and resolution as they arise.

Amendments:

Commission Public hearing date _____ (project accepted for review)

Project referred to Subcommittee: on Guidelines Date 11/27/90

Commission present and Voting: # _____ (quorum 7)

Commission Public Hearing Date 12/4/90 (Decision on Project Proposal)

Vote taken: For: 9 Against 0

Chair signature [Signature]

Vice chair signature _____

Staff signature _____

The foregoing Schematic Design Submission of a development proposal, District Plan or Design Guideline was presented to the Boston Civic Design Commission on 12/4/90 and was signed by the BCDC on _____ in accordance with Article 28, Sections 13-16 of the Boston Zoning Code.

